

Clarification to RFI for the Acquisition and Redevelopment of the 12 North Main Street Property

Clarification Issued: October 1, 2015

Clarification 1: The town of Westford acquired the three 12 North Main Street parcels through tax foreclosure on September 11, 2015.

Clarification 2: Bargman, Hendrie + Archetype presented options for historic preservation on 9/24/2015. A copy of the presentation and related materials are available on the task force website listed as [Historic Preservation Study Documents - Bargmann, Hendrie + Archetype Inc.](#)

Request for Interest (RFI) for the Acquisition and Redevelopment of the 12 North Main Street Property



Above photographs from early 1900s and 2014

Issued: *September 3, 2015*

Proposals Due: *October 5, 2015 3PM*

Pre-submission site meeting:

September 14th at 2PM or

September 17th at 9AM

(registration required)



12 North Main Street Task Force
www.westfordma.gov/12northmain

Executive Summary

Through this Request for Interest (RFI), the 12 North Main Street Task Force, on behalf of the town of Westford is seeking statements of interest from qualified development teams to purchase and redevelop the 12 North Main Street property.

The focus of this solicitation is on statements of interest and associated development concepts, the qualifications of development teams, and approach to investigating with the town a financially feasible redevelopment.

Those interested in submitting a statement of interest in response to the RFI should, at a minimum, address the Submittal Requirements outlined on page 8 of this RFI.

Responses are due at the town manager's office no later than the day and time listed on the cover sheet and addressed to:

John Mangiaratti
12 North Main Street Task Force
55 Main Street
Westford, MA 01886
Phone: 978-692-5501



12 North Main Street



Property Summary

A. Street Address: 12 North Main Street, Westford, Massachusetts 01886.

B. Assessor Tax Map: Shown on Westford Assessor Parcel Map as 30-73, 30-70, and 30-69 (shown on map to the right, more details available through Westford online GIS Map Viewer).

C. Parcel Size: Three parcels of land, comprising 1.461 acres, more or less with approximately 250 feet of frontage along North Main Street and 100 feet of frontage along Broadway Street. (see description of Adjacent Properties under item P. below).

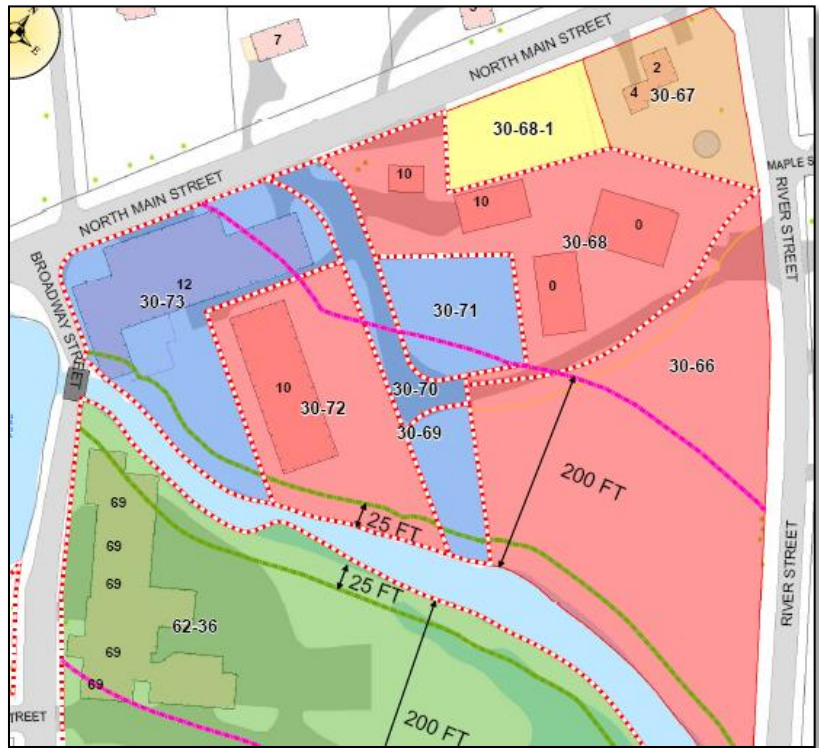
D. Existing Structures and Uses: The building located on parcel 30-73 was built in 1858, and is comprised of approximately 32,000 sq. ft. The prior use of the building included light industrial and manufacturing operations. The building was historically used as a worsted mill by the Abbot Worsted Company. It was most recently used as metal plating facility operated by Westford Anodizing until 2004. There is a small former incinerator made of brick located on parcel 30-69.

E. Zoning: The parcels are located within the Industrial A Zoning District, the Mill Conversion Overlay District (MCOB), and the Water Resource Protection Overlay District 2 (WRPOD2).

F. Historic Designation: The mill building at 12 North Main Street is a contributing building within the Graniteville Historic District, listed in the National Register of Historic Places on January 17, 2002.

G. Wetlands: The site is located along the banks of the Stony Brook, a scenic water way that travels through Westford. Portions of the properties located within 200 feet of Stony Brook are subject to the Rivers Protection Act, although redevelopment standards may apply. Portions of the properties are also subject to the Wetlands Protection Act and the Town of Westford Non-Zoning Wetlands Bylaw and Regulations.

I. Flood Plain Status: According to Flood Insurance Rate Map 25017C0227E (effective date of June 4, 2010), portions of the property nearest Stony Brook are also subject to the Floodplain Overlay District.



Property Summary

J. Utilities: The site has public water and access to electricity and natural gas. There is not any public sewer available in the neighborhood and condition of existing onsite septic system(s) is unknown.

K:Transportation and Access: The site is less than one mile from Route 40, approximately one and half miles from Route 225, and approximately three miles from Route 495 (exit 32) and Route 3 (exit 33).

L: Building Condition: The former mill building is in a severe state of disrepair. An historic preservation study completed by Bargmann, Hendrie + Archetype, Inc. contains detailed information about the building condition (available per request).

M. Environmental Conditions: There are known contaminants in the soil and some hazardous building materials in the building. More information on soil contamination is available in the Limited Soil Assessment conducted by MassDEP.

N: Dam and Water Rights: The Stony Brook Dam (ID#4-9-330-3) is adjacent to the former mill building and the associated water rights belong to the town.

O. Ownership: The 12 North Main Street property is subject to the tax title foreclosure process but as of September 3, 2015, it is not currently owned or controlled by the town.

P: Adjacent Properties: The three 12 North Main Street parcels are part of a former mill complex that is made up of a total of seven parcels bounded by River Street, North Main Street, Broadway Street, and the Stony Brook. The parcels are shown in the table below.

Parcel ID	Parcel Address	Owner
30-66	48 RIVER ST	URBAN DESIGN & DEV CORP
30-68	10 NORTH MAIN ST	URBAN DESIGN & DEV CORP
30-69	12 NORTH MAIN ST	JAS NOMINEE TRUST U/D/T 6/5/00
30-70	12 NORTH MAIN ST	JAS NOMINEE TRUST U/D/T 6/5/00
30-71	12 NORTH MAIN ST	JAS NOMINEE TRUST U/D/T 6/5/00
30-72	10 NORTH MAIN ST	URBAN DESIGN & DEV CORP
30 -73	12 NORTH MAIN ST	JAS NOMINEE TRUST U/D/T 6/5/00

12 North Main Street Task Force

After the Westford Anodizing Company ended its operations in the mill building in 2004, the building has remained vacant and has suffered significant deterioration. The Board of Selectmen prioritized the cleanup of this site as a critical goal for our town, and we have appropriated funding in an attempt to begin this process. In 2014, Westford taxpayers appropriated \$50,000 to secure the site and building, to ensure public safety, and to analyze the magnitude of the environmental contamination. Working with a LSP, the town conducted environmental testing and developed a soil cleanup strategy. The town also assembled a 12 North Main Street Task Force, to study alternatives to redevelop the property for productive reuse. Based on feedback from the community, a consensus of the task force considers the historical aspects of the property to be significant, and that reuse alternatives that include revitalization of the historic building are preferable. Our 2015 Annual Town Meeting supported the use of \$75,000 in Community Preservation Act funds to conduct an historic preservation feasibility and building stabilization study, which is scheduled for completion in September 2015 to allow building stabilization recommendations to be implemented before winter. Based on feedback from the community obtained through public meetings and a survey, the Task Force has considered several "re-use concepts" for the future of the mill. The concepts include:

- **Residential** Create rental apartments or for sale condominiums, possibly with some units available for those who qualify for affordable housing. The Mill Conversion Overlay District is the zoning tool that would guide such re-development and was used by Abbot Mill Apartments in Forge Village.
- **Open Space/Park** The concept discussed at the Task Force is for portions or all of the structures to be removed and land prepared for public use. If the site stays in town ownership, the town may need to pursue cleanup of the site to a high standard. Regardless of the chosen re-use concept, much of the site will remain "green" even after being developed because there is a required 200' buffer from Stony Brook River that must be maintained as open space.
- **Commercial** (such as retail store or office space). The entire building would be used for commercial purposes. These uses include retail (such as a yogurt store), or office space, or doctor's offices. Government offices could also be included in this use concept.
- **Mixed use** This is a mix of residential and commercial uses in one building. This might allow for a cafe on the bottom floor, with apartments above.
- **Light industrial** This is generally quiet businesses powered by electricity. It could include manufacturing and processing such as a machine shop, makers space, or artist studios such as potters or painters studio.

Project Goals

In making the Property available for potential purchase and redevelopment, town of Westford seeks to achieve the following key goals:

Neighborhood Investment: Attract neighborhood activity, rehabilitate key properties, and improve access to Stony Brook.

Public Health and Safety: Environmental clean-up of a brownfield.

Historic Preservation: Preserve the cultural identity of the neighborhood and the value of historic properties.

Timeliness: For the redevelopment to be carried out as expeditiously as possible.

Reuse: Consideration of input and research collected by the 12 North Main Street Task Force.

Feasibility: Concept can be demonstrated as a feasible option for use of the property.



1908 Photograph

Submittal Instructions, Site Tour

Submit one original signed statement of interest (not to exceed 14 pages), and a digital copy in either Adobe Acrobat (.pdf) or Microsoft Word (.doc) format and submitted to:

John Mangiaratti

12 North Main Street Task Force

55 Main Street

Westford, MA 01886

Phone: 978-692-5501

Pre-submittal site tours will be held on Monday, September 14, 2015 at 2PM or Thursday, September 17, 2015 at 9AM. Site tours will be limited to 10 participants at a time and participants are required to register in advance by contacting John Mangiaratti at 978-692-5501 or jmangiaratti@westfordma.gov.

The task force will schedule additional site tours in the event more than 20 participants register. Upon arrival at the property, all attendees must sign in with town staff and provide a business card with contact information. Attendees will have the opportunity to tour the property, ask clarifying questions, and meet each other.

The town may offer oral comments or responses to questions asked at the site tour, but such comments or responses will not modify the terms of the RFI. In the event town determines that formal clarification or modification to the RFI is warranted, the town will issue a written Addendum to this RFI.

Participants are encouraged to bring a copy of this RFI to the site tour. Questions about any matter contained in this RFI should be emailed to jmangiaratti@westfordma.gov no later than ten (10) business days prior to the deadline of this RFI.

All material changes or clarification of any matter contained in this RFI will be published in the form of a written addendum to this RFI at this location on town website: www.westfordma.gov/rfp.

Submittal Requirements

Statements of Interest should, at a minimum, provide the following information:

- Cover letter
- Contact information for development team
- Team capability and experience, including a statement of developer qualifications and financial capability
- Preliminary concept program and conceptual site plan.
- Description of how this project addresses the Project Goals listed above.
- Description of approach to historic preservation.
- Proposed development schedule including key milestones.
- Description of financial feasibility and description of any proposed terms of public investment.



2015 Aerial Photograph

Evaluation

In evaluating responses, the town will consider how the proposed project advances the Project Goals described in this RFI. The town may request additional information and conduct interviews with responders as part of the evaluation process. This RFI may lead to one of the following outcomes:

- The issuance of a RFP or RFQ open to all potential development teams.
- Cancellation of this RFI without the issuance of a RFP or RFQ.

NOTE:

The RFI process is being undertaken to gauge the interest of developers and other interested parties in the redevelopment and reuse of the 12 North Main Street property; however, no award will be made at the conclusion of this process and no proponent will be given priority or advantage with respect to the final disposition of the site. All proposals will be reviewed for the purpose of determining how best to develop a RFP for the site disposition, which RFP will be issued in accordance with the requirements of G.L. c. 30B, sec. 16 and shall be open to all proposers in accordance with the requirements of the RFP and applicable law.

Additional Information Sources

- 12 North Main Street Task Force web page:
<http://www.westfordma.gov/12northmain>
- Westford Geographic Information System (GIS) Map Viewer:
<http://www.mapsonline.net/westfordma/index.html>
- Historic Preservation Study Documents - Bargmann, Hendrie + Archetype Inc.
http://www.westfordma.gov/pages/government/towndepartments/westfordma_townmanager/documents/12northmain/BHA_STUDY
- MassDEP limited soil assessment:
http://public.dep.state.ma.us/wsc_viewer/Default.aspx?formdataid=0&documentid=241930
- Westford Zoning Bylaw:
http://www.westfordma.gov/pages/government/towndepartments/boardsandcommittees/WestfordMA_planning/documents/zoning/2014%20Official%20Zoning%20Bylaw.pdf